

An aerial, isometric-style rendering of a dense urban area, likely Midtown Manhattan. The buildings are rendered in various shades of gray and blue, with some highlighted in a light blue/teal color. In the center, a large, rectangular area is highlighted in a darker blue, representing the Empire Station Complex. To the right of this highlighted area, a circular structure, possibly a stadium or arena, is also highlighted in the same dark blue. The overall image has a soft, hazy background.

# **Empire Station Complex**

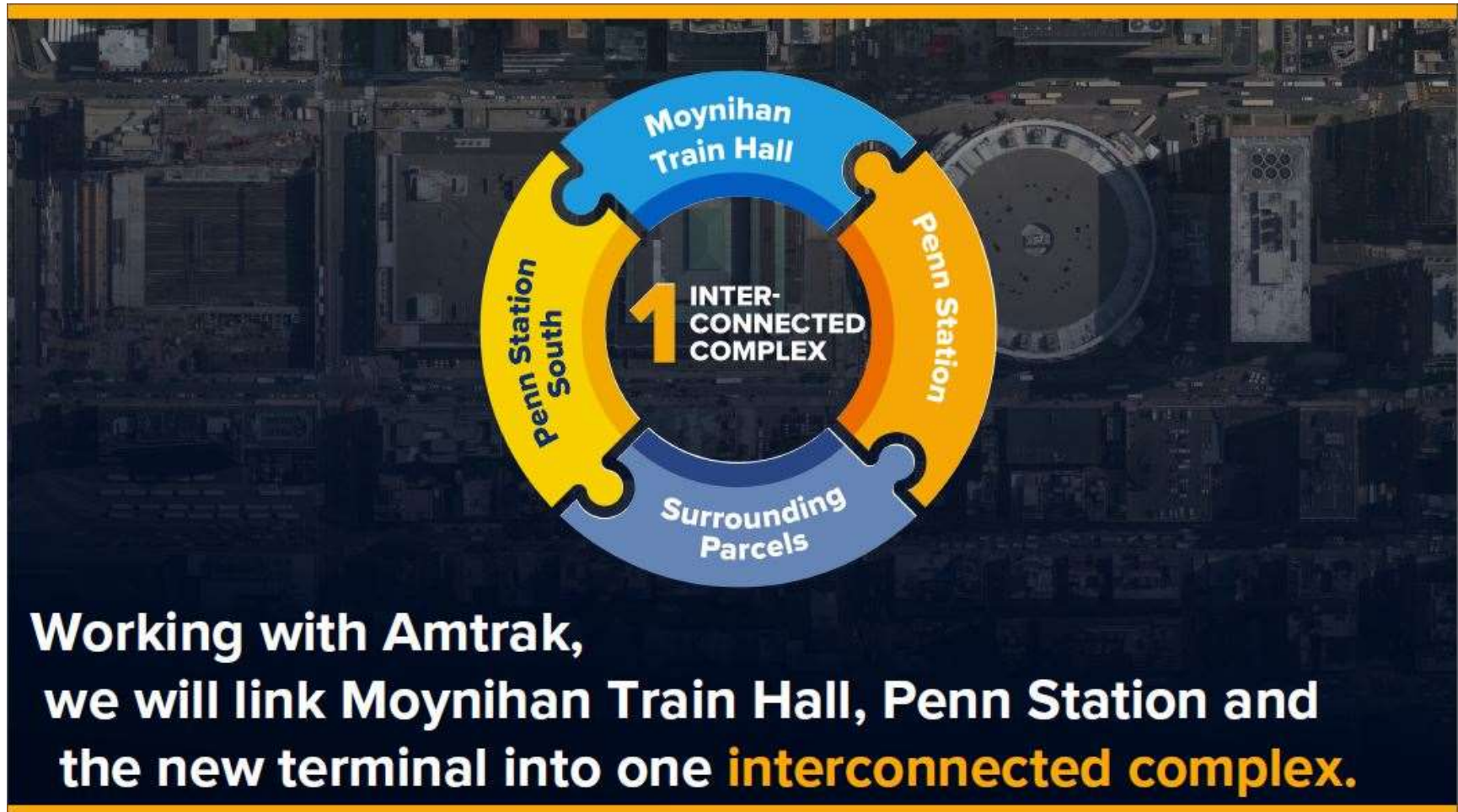
## **Town Hall Presentation**

July 15, 2021

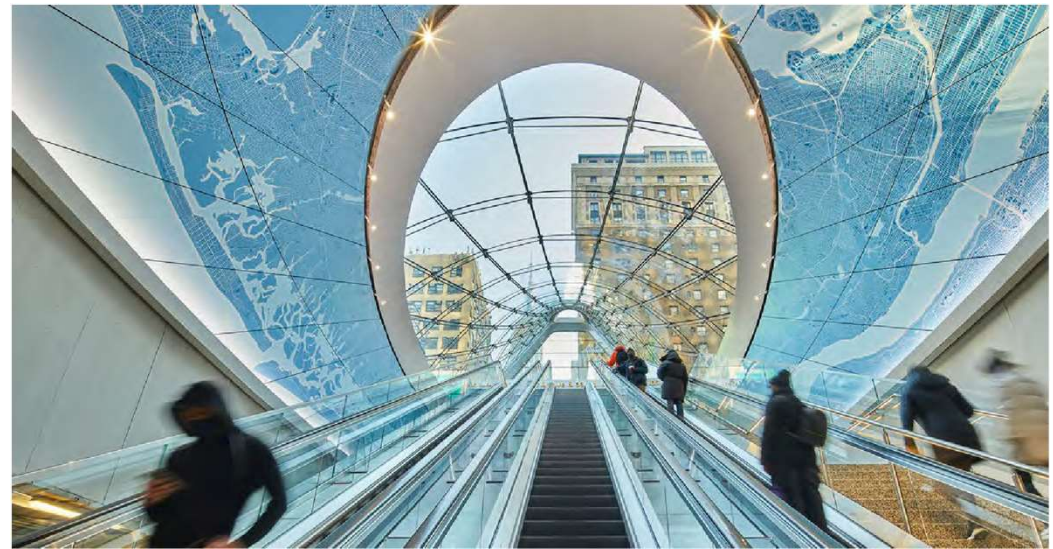
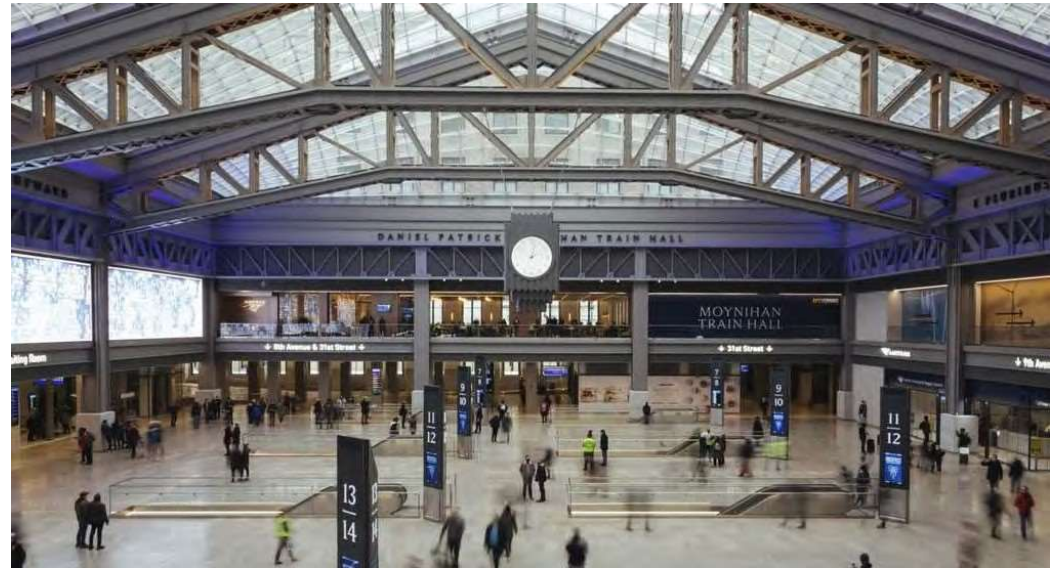
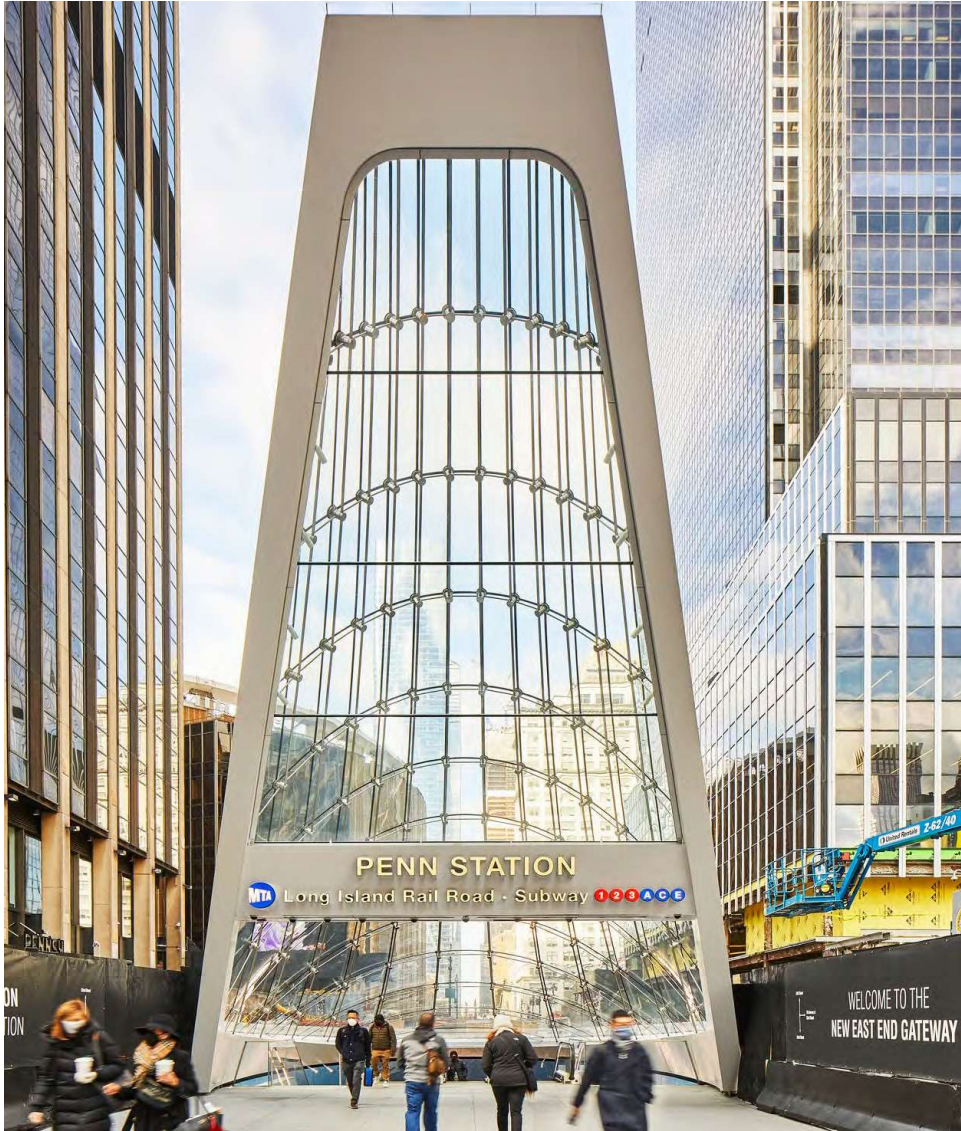


**Empire State  
Development**

## Governor Cuomo's Vision, January 2020: Empire Station Complex





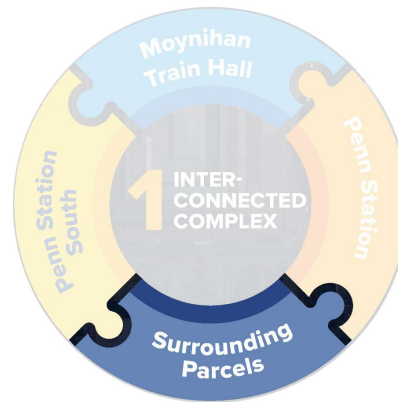


## Empire Station Complex (ESC): “Surrounding Parcels”

Infrastructure improvements must be paired with a plan to catalyze the growth of a modern, transit-oriented, mixed-use district on the parcels surrounding North America’s largest transportation hub.

### *What this project covers:*

- **Planning parameters** for eight parcels surrounding Penn Station
- **Transit and public realm improvements** around Penn Station

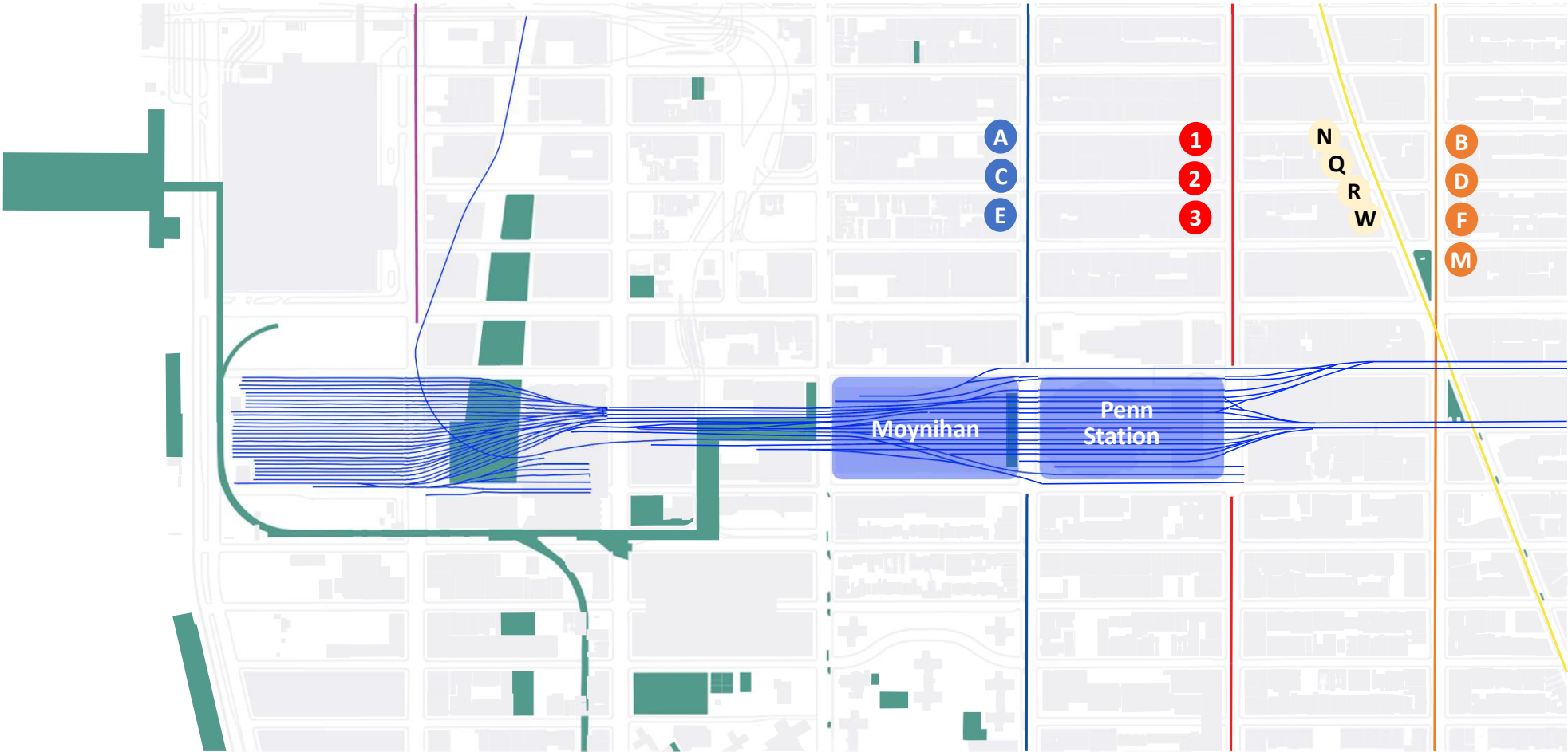


### *What this project does not cover:*

- **Penn Station Reconstruction**
- **Penn Station Expansion** - requires an alternatives analysis and separate federal environmental review led by the MTA

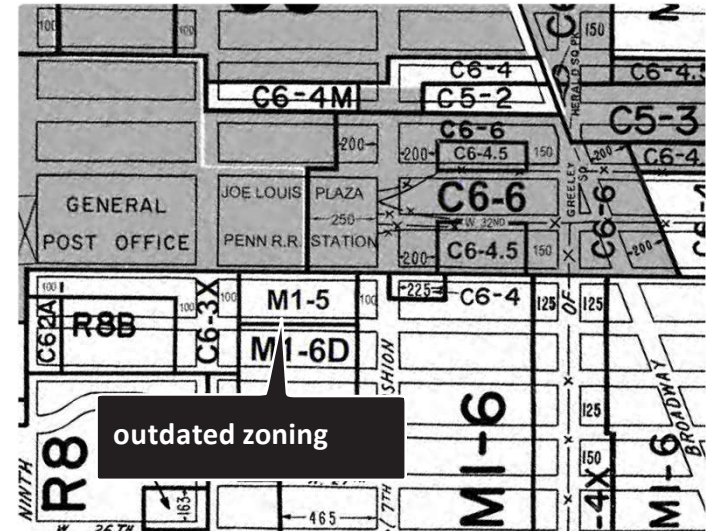


Penn Station is at the heart of the most transit accessible neighborhood in New York...



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Development

...but the neighborhood is not equipped to support the station's or the city's continued growth.





Penn Station and the surrounding streets were hopelessly congested before COVID...

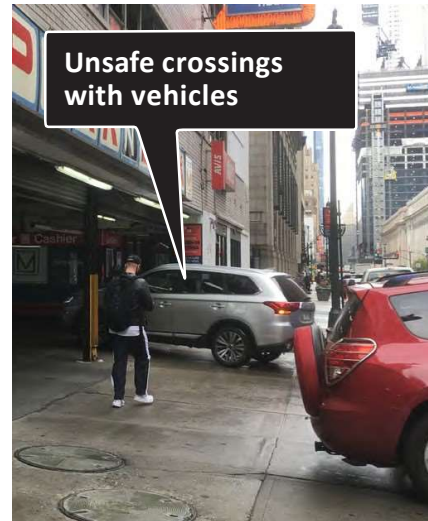
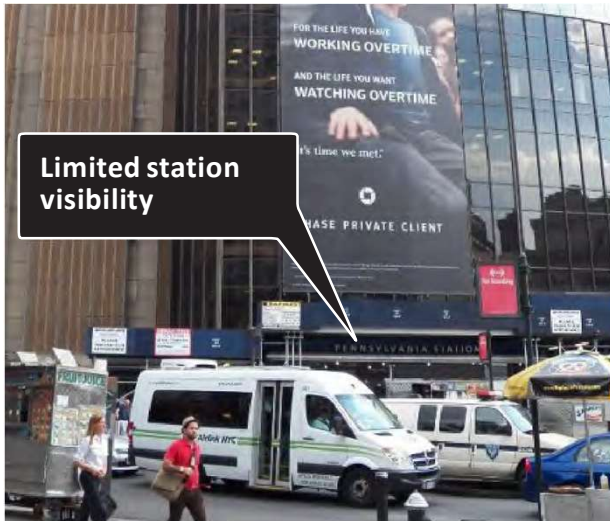
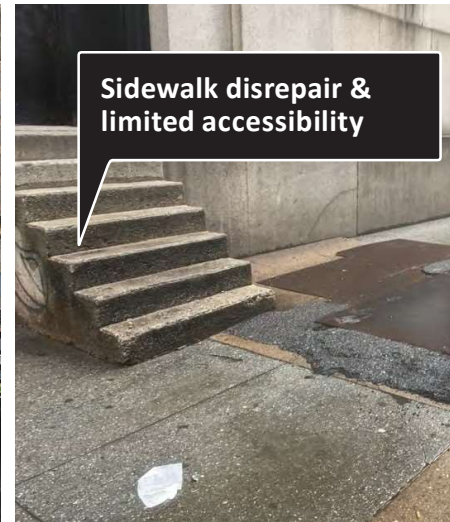
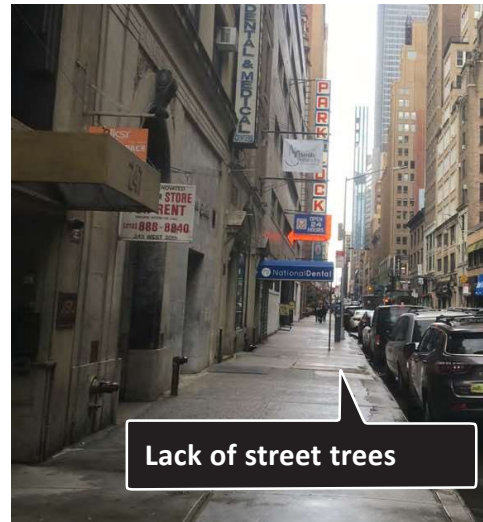
*New York's Sidewalks Are So Packed,  
Pedestrians Are Taking to the Streets*

The New York Times





...and as New York City recovers, it is imperative that we not only address vehicular traffic but also improve the public realm and better serve pedestrians and bicyclists.

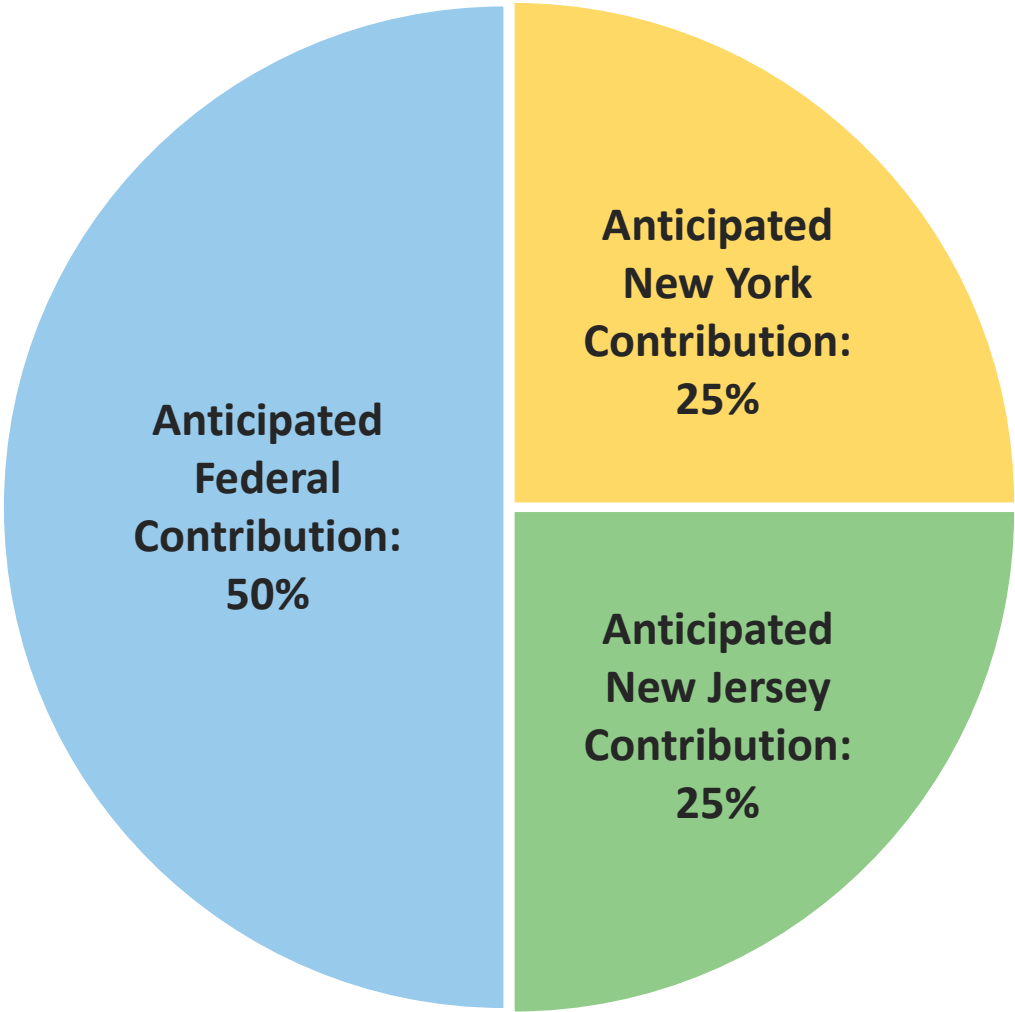




## ESC General Project Plan: Purpose & Goals

- Develop a **comprehensive redevelopment plan** to catalyze transit-oriented, mixed-use development and to enhance the public realm around Penn Station, the largest transportation hub in North America
- Support the reconstruction and expansion of Penn Station through an **integrated network of transit and public realm improvements**
- Foster **economic growth and tax revenues** through the creation of jobs, modern office space, and new mixed-income housing to accommodate New York City's long-term growth
- Establish a financial framework to generate revenue to **help fund the reconstruction and expansion of Penn Station** and other improvements

# ESC Railroad Projects: Projected Cost Sharing



**Penn Station Projects  
Cost Estimate:  
\$30-40 Billion**

*(including Hudson Tunnels,  
Penn Expansion and Penn  
Reconstruction)*

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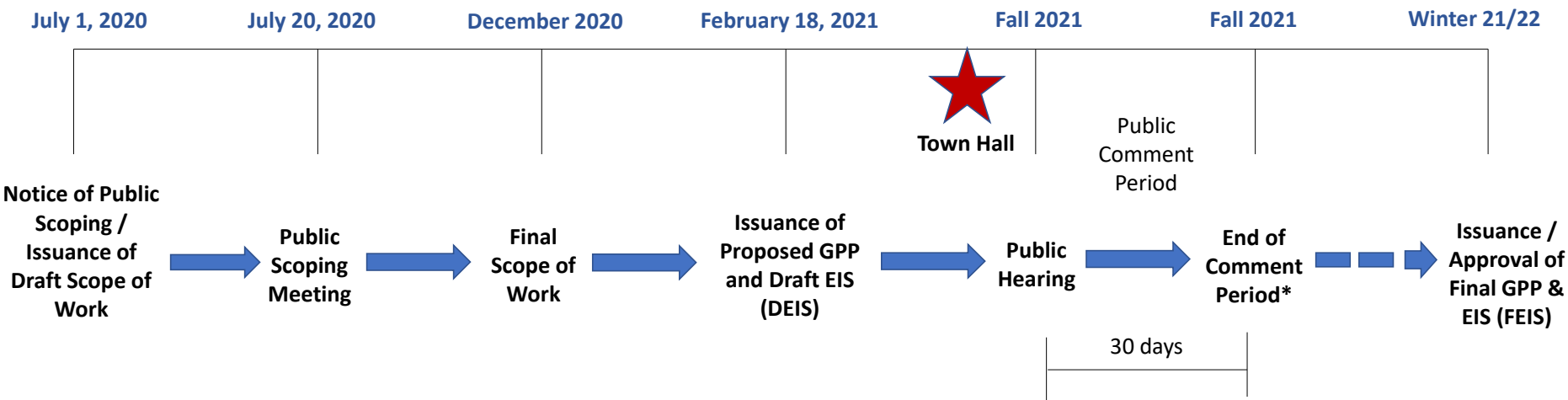
### **General Project Plan (GPP)**

- Plan that defines a project's program, uses, density and massing, and general financial terms, if applicable
- Design Guidelines codify enforceable design and planning controls, in some cases replacing local zoning
- Community Advisory Committee (CAC) comprising local elected officials and community stakeholders advises ESD through planning and review process

### **Environmental Impact Statement (EIS)**

- State Environmental Quality Review Act (SEQRA) requires environmental review to study potential project impacts and mitigation
- ESD is undertaking an Environmental Impact Statement (EIS) for this project pursuant to SEQRA
- Multiple opportunities for public input

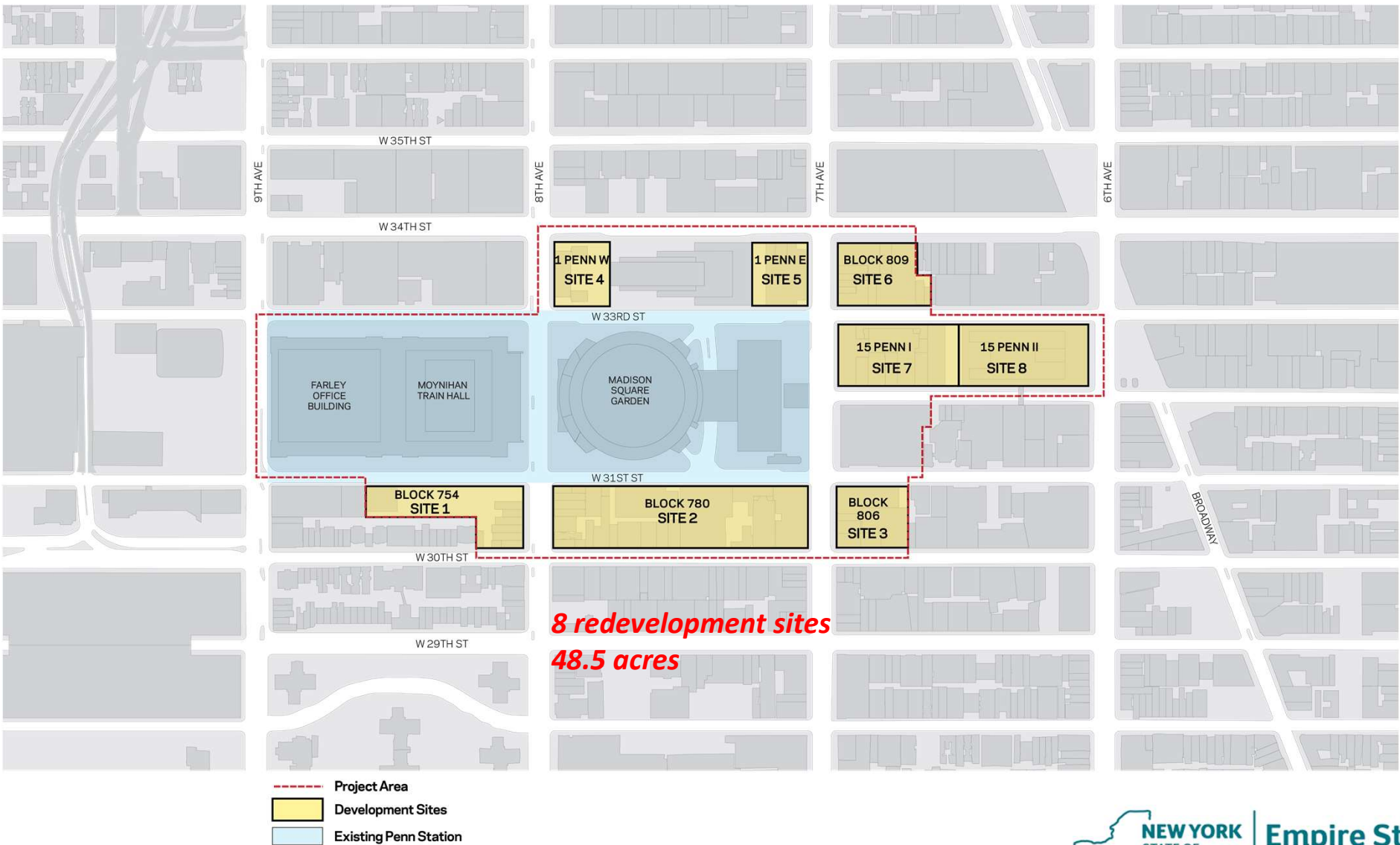
# ESC General Project Plan: Review & Approvals Timeline



\*Following the public comment period, ESD will review and respond in writing to all substantive comments, prepare and issue a final GPP and FEIS, and present both to the ESD Board for final review.

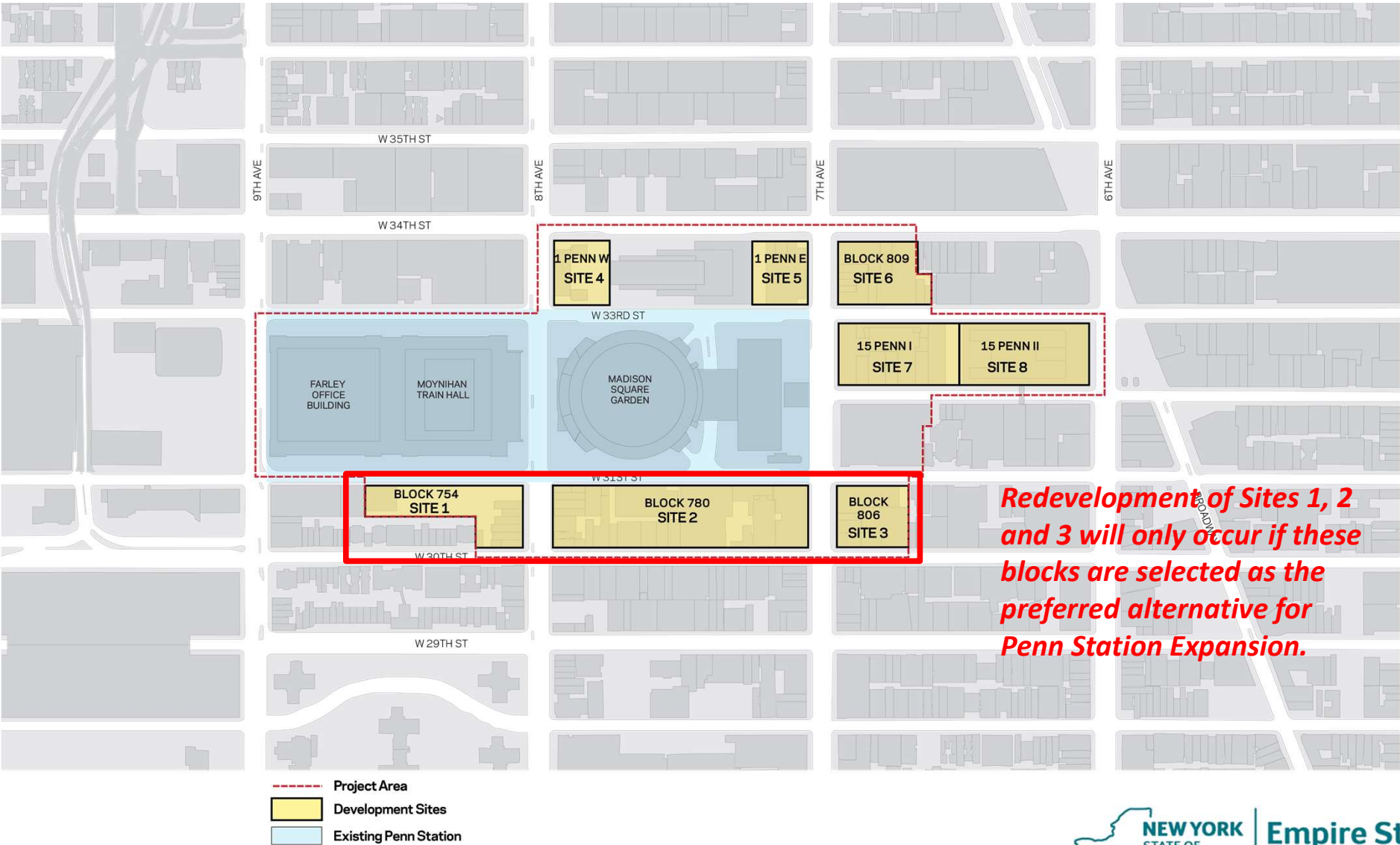


# ESC General Project Plan: Project Area



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# ESC General Project Plan: Project Area



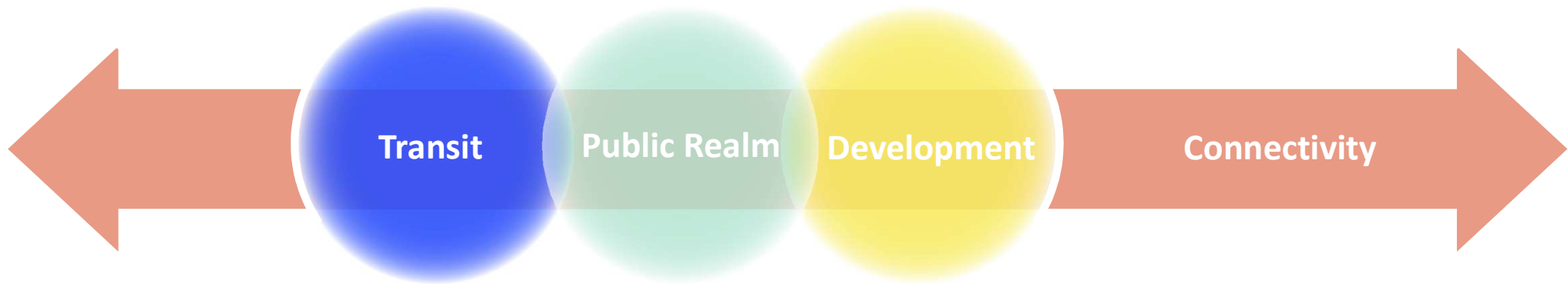
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## ESC General Project Plan: Guiding Principles

Improve the district's **CONNECTIVITY** to surrounding neighborhoods, the city, and the region

1. Improve access to **TRANSIT** and the quality of the commuting experience
2. Improve the quality of the **PUBLIC REALM** throughout the district
3. Create world-class, high-density, transit-integrated **DEVELOPMENT**



Improve the district's CONNECTIVITY to surrounding neighborhoods...

## INTEGRATED, WALKABLE NEIGHBORHOOD





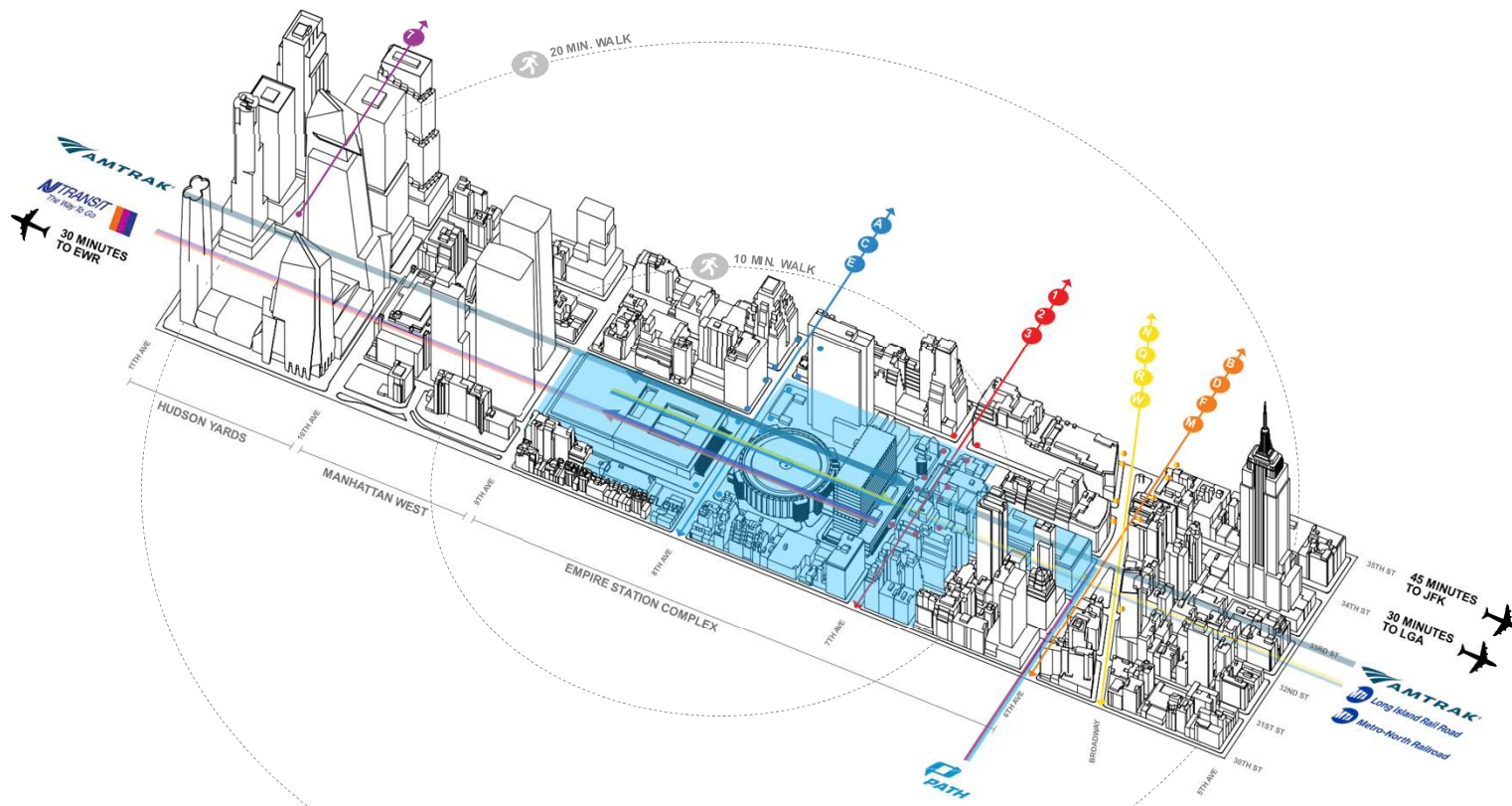
...the city, and the region

600K

Daily commuters in 2019

890K

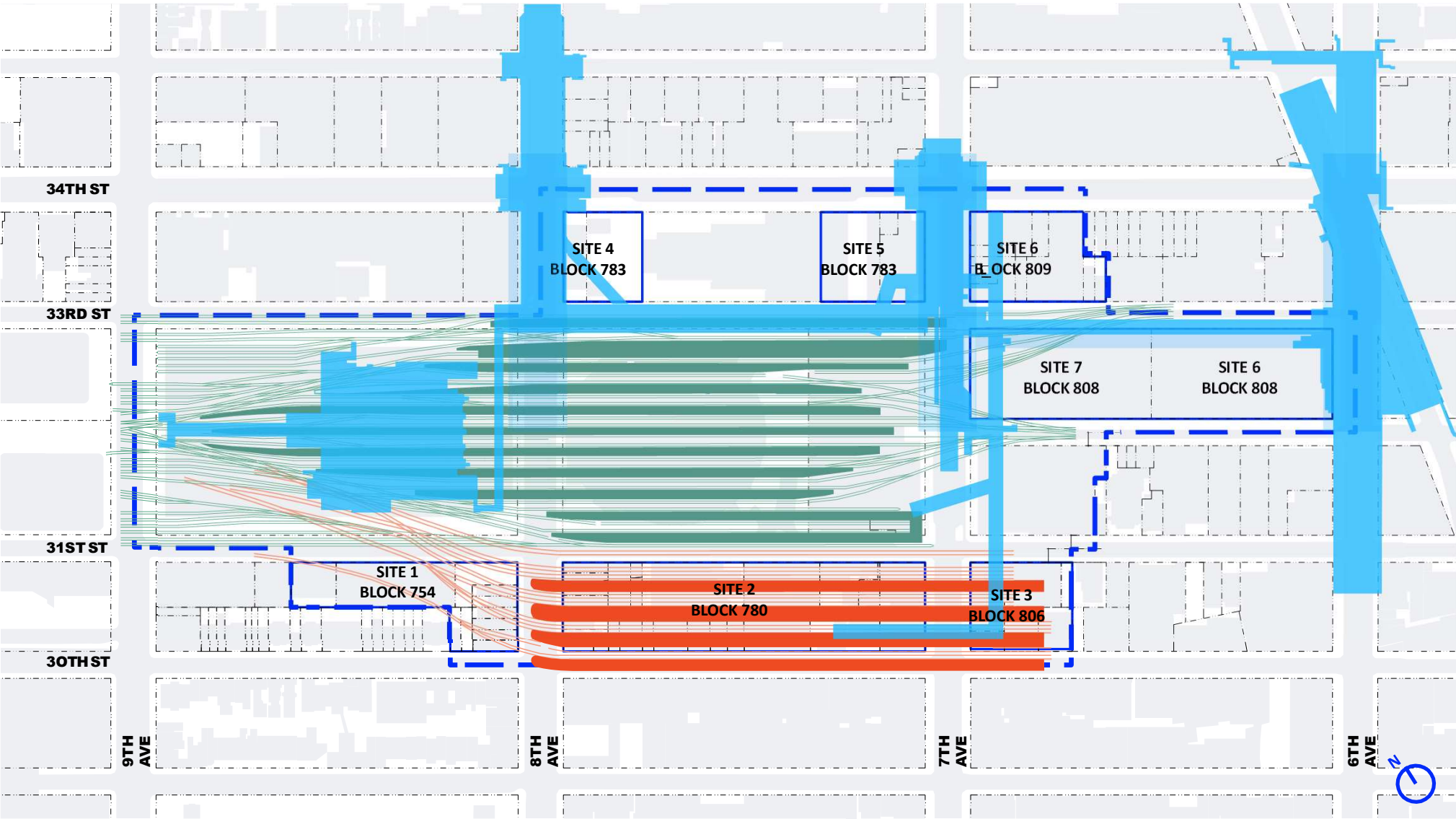
Daily commuters by 2038



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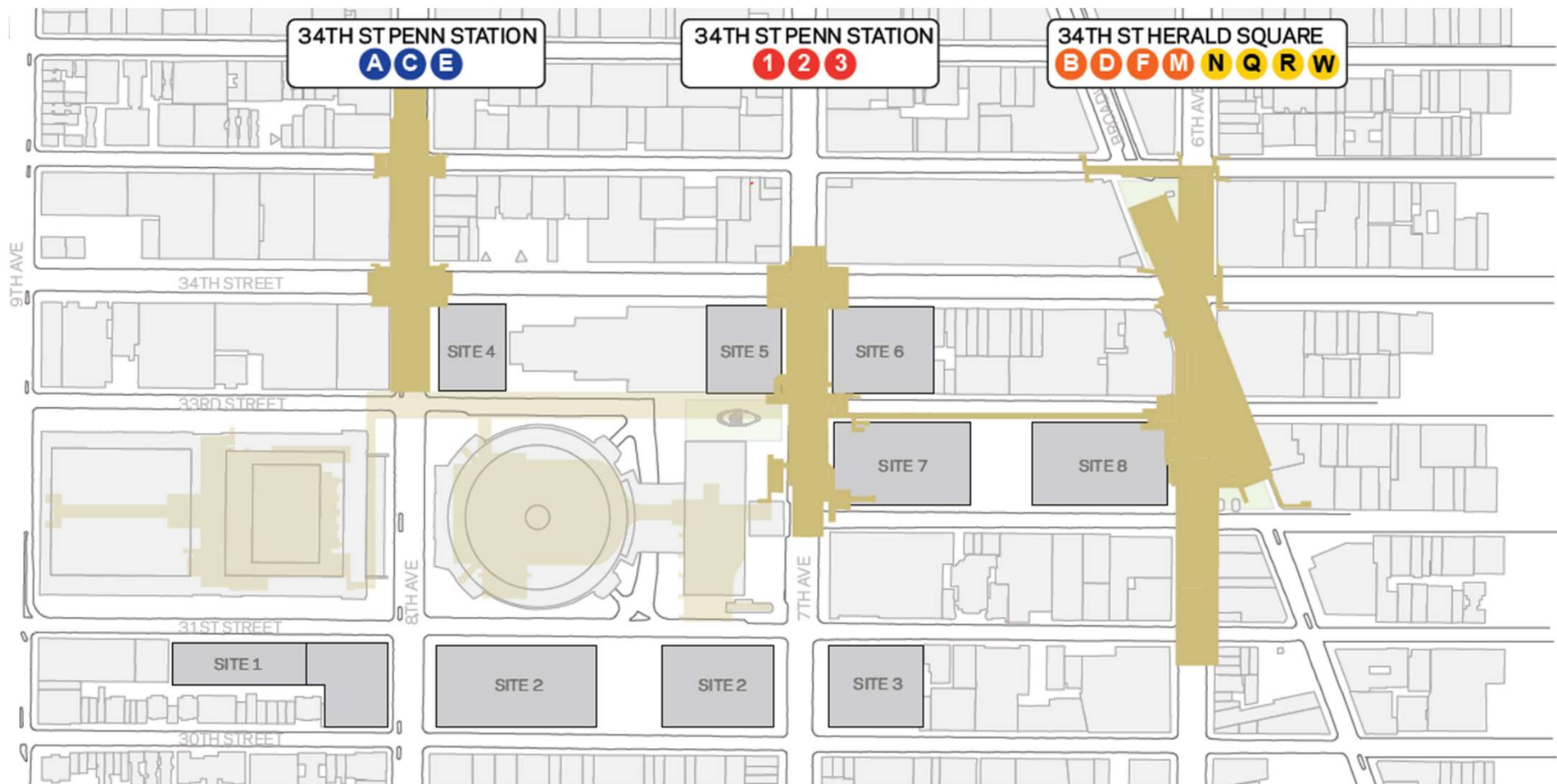
fxcollaborative

# Improve access to TRANSIT and the quality of the commuting experience

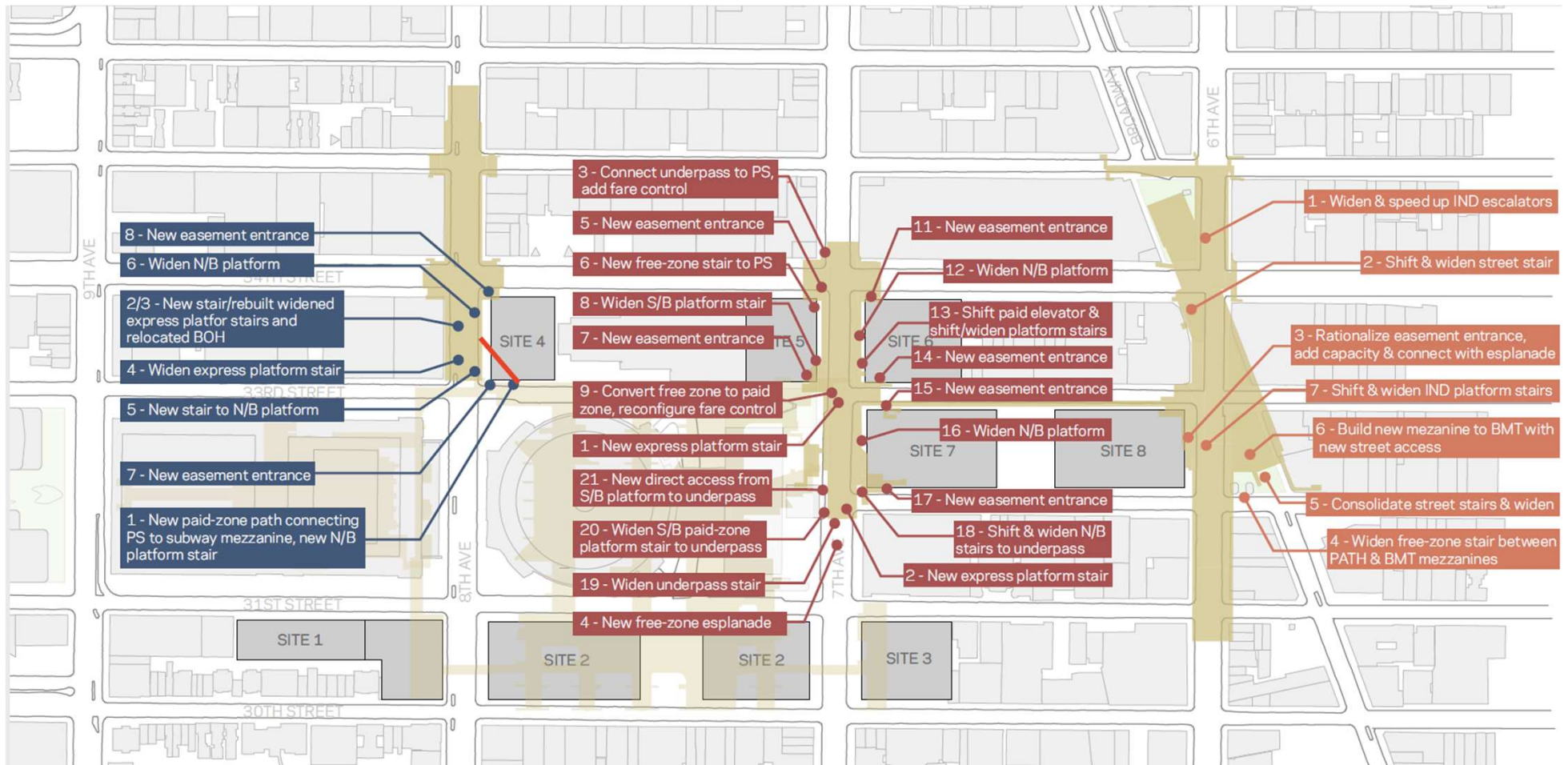




# District Subway Stations



# Subway Mitigations Map



# Subway Mitigations Summary

## Subway Mitigations

New easement entrances and stairs: 9

New internal stairs: 8

Widened stairs: 15

Replace station escalators: 8

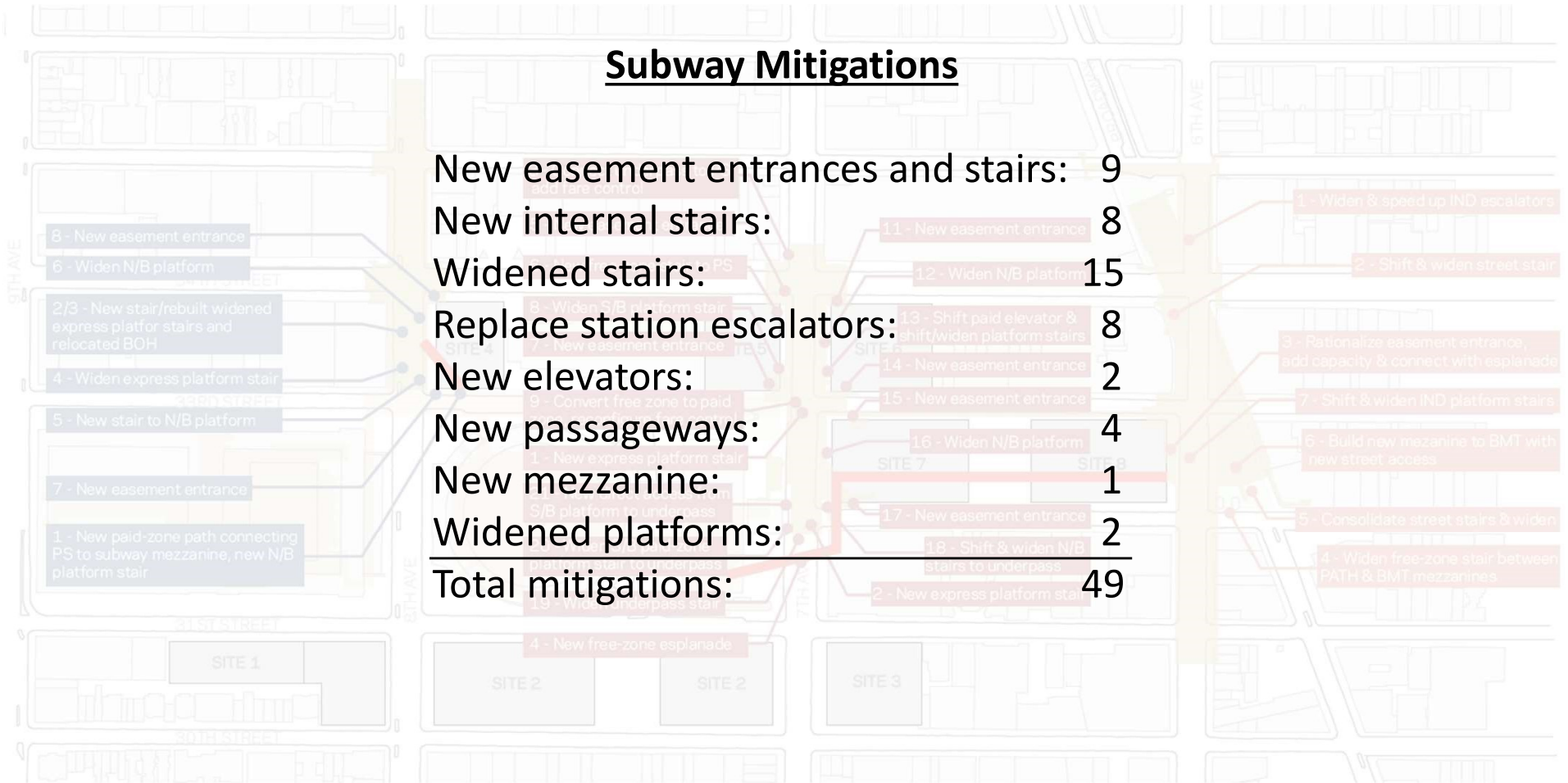
New elevators: 2

New passageways: 4

New mezzanine: 1

Widened platforms: 2

Total mitigations: 49





# In-Building Subway Entrances: Examples



60 Wall Street (Proposed)



One Vanderbilt



Second Avenue Subway 72nd Street



Times Square



MetroTech (Brooklyn)

## Stair Widening: 7<sup>th</sup> Avenue IRT 32<sup>nd</sup> Street entrance from Penn Station



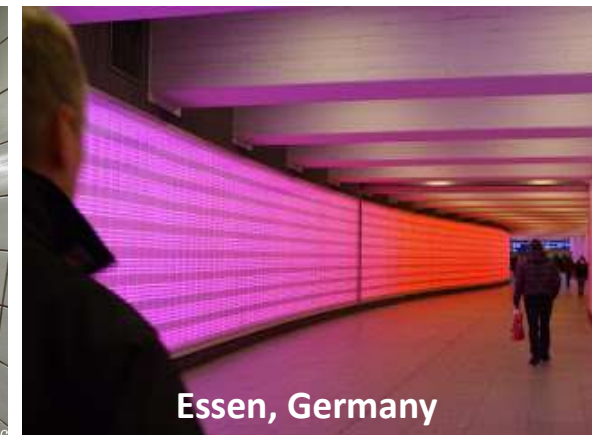
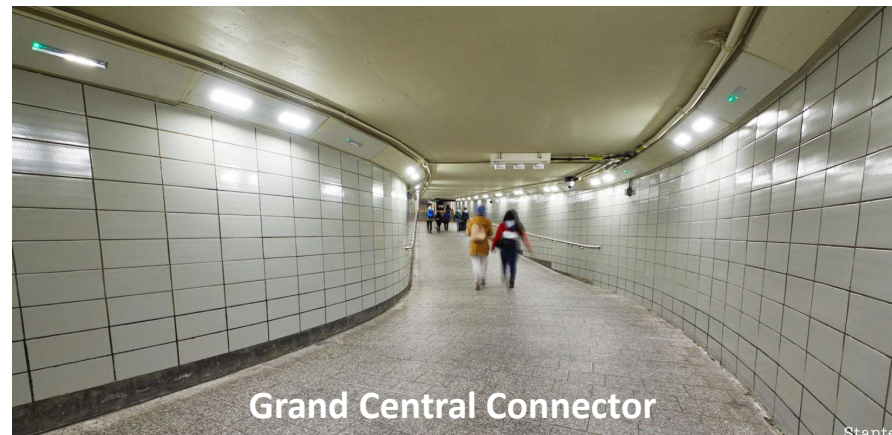


## Platform Widening: 7<sup>th</sup> Avenue IRT uptown local platform

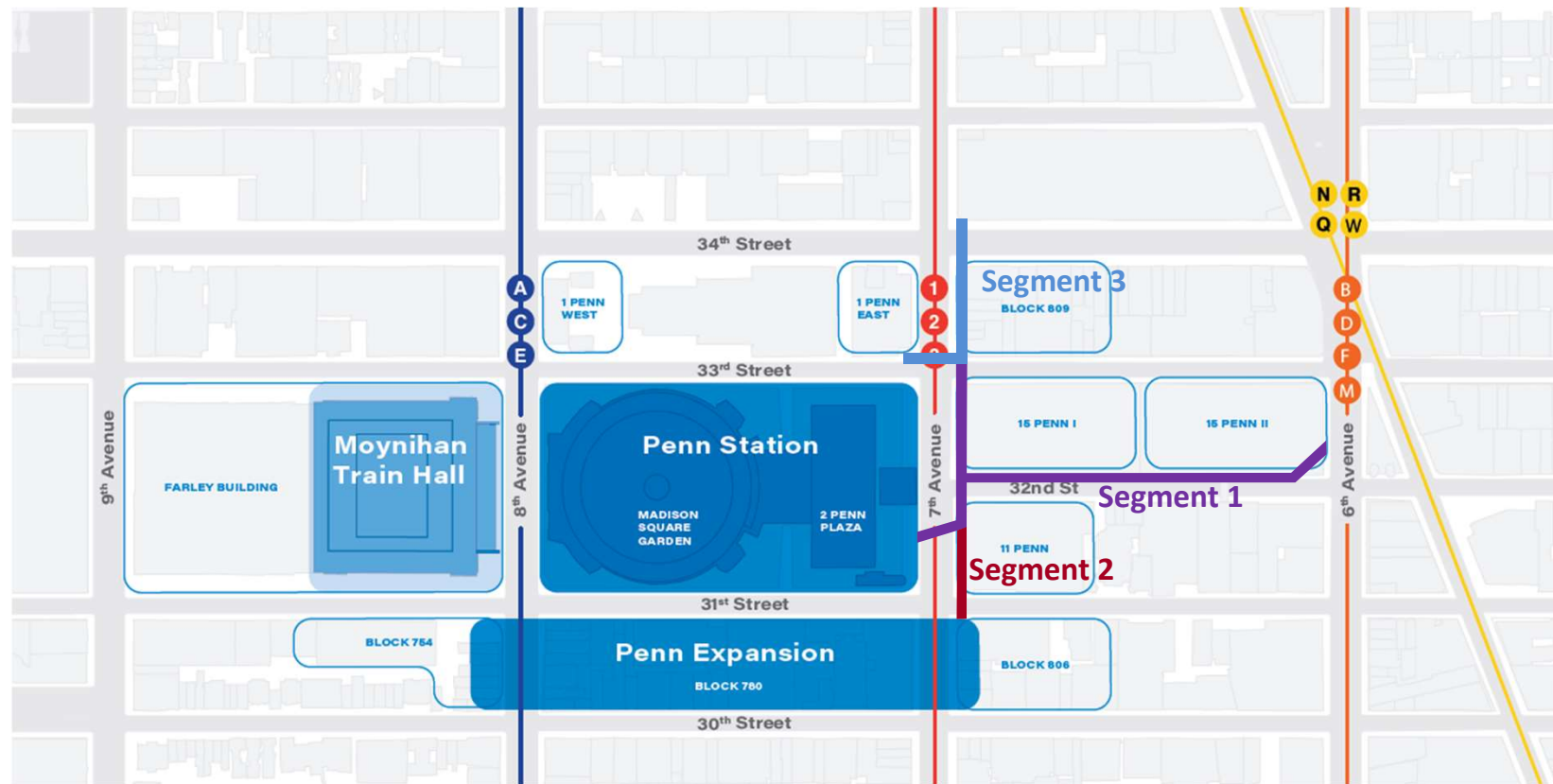




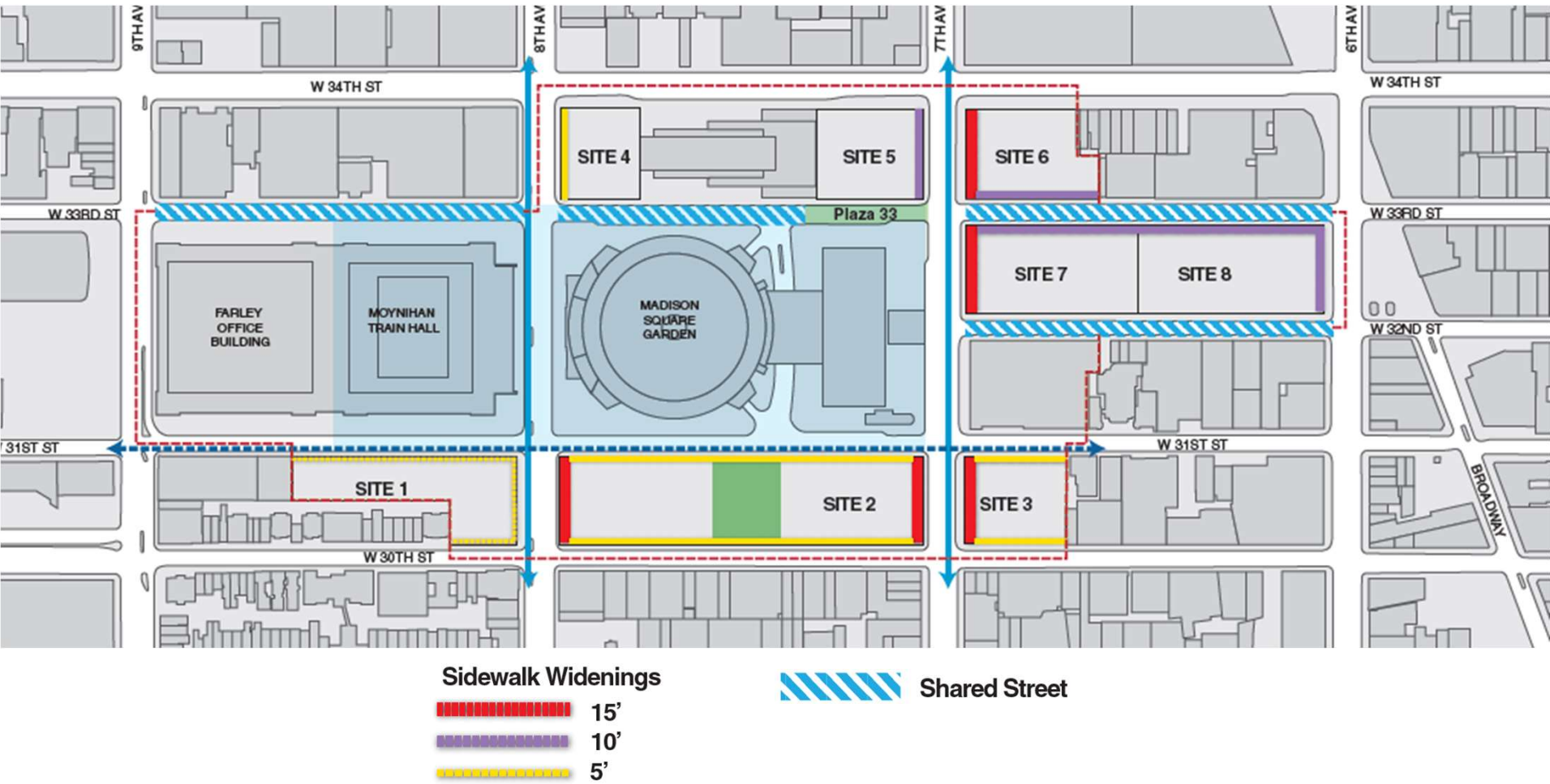
# Underground Pedestrian Concourses: Examples



# Underground Concourse: Possible layout



# Improve the quality of the PUBLIC REALM throughout the district





## Improve the quality of the PUBLIC REALM throughout the district



BEFORE

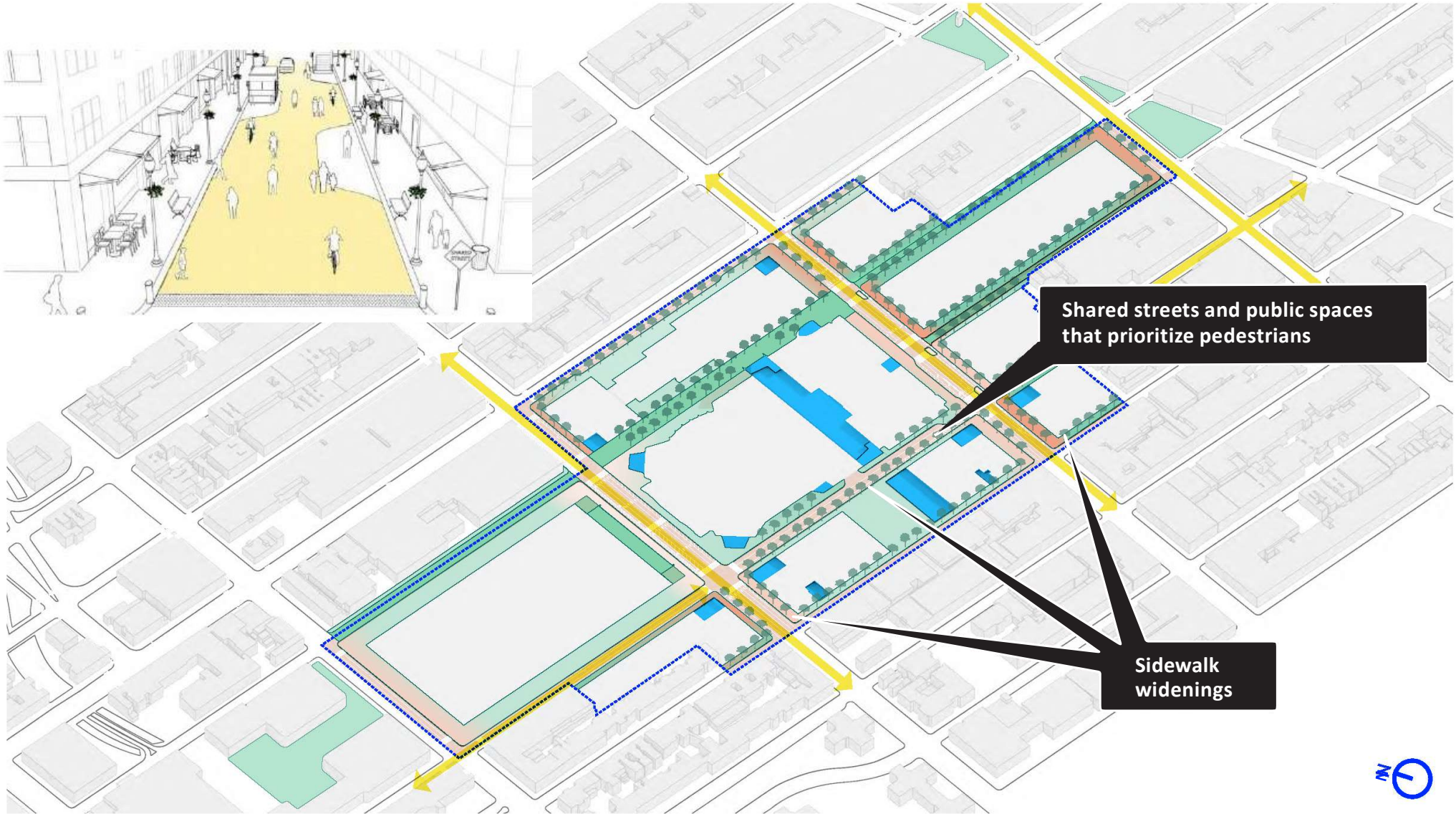
7<sup>th</sup> Avenue, facing north  
towards 34<sup>th</sup> Street

### Widened Sidewalks



AFTER

## Improve the quality of the PUBLIC REALM throughout the district

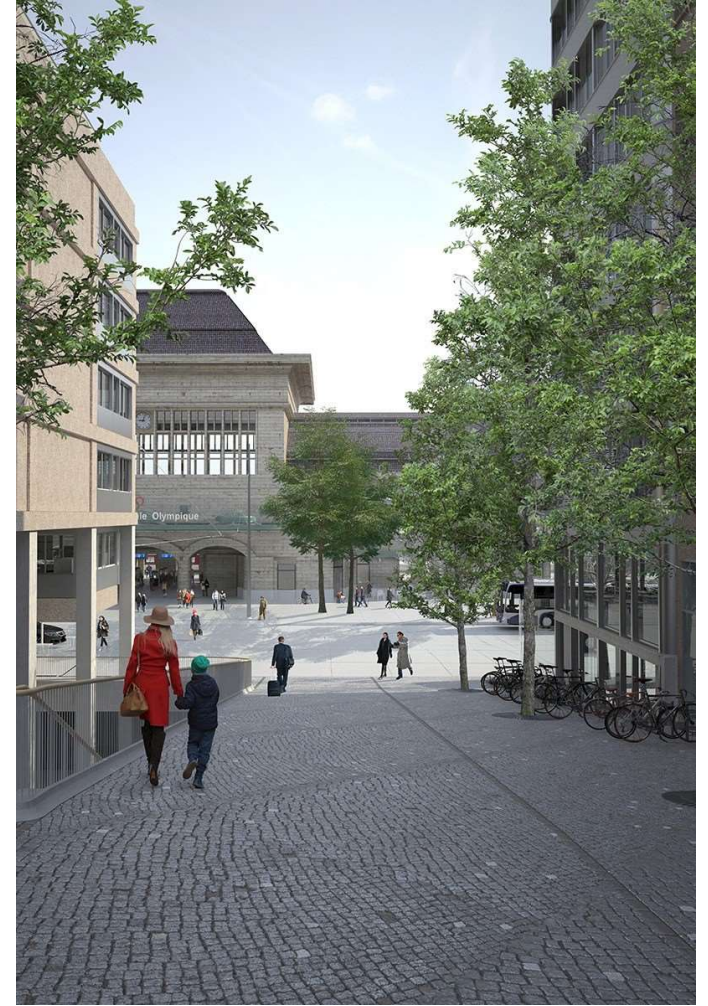




## Improve the quality of the PUBLIC REALM throughout the district



Pedestrianized Transit Districts



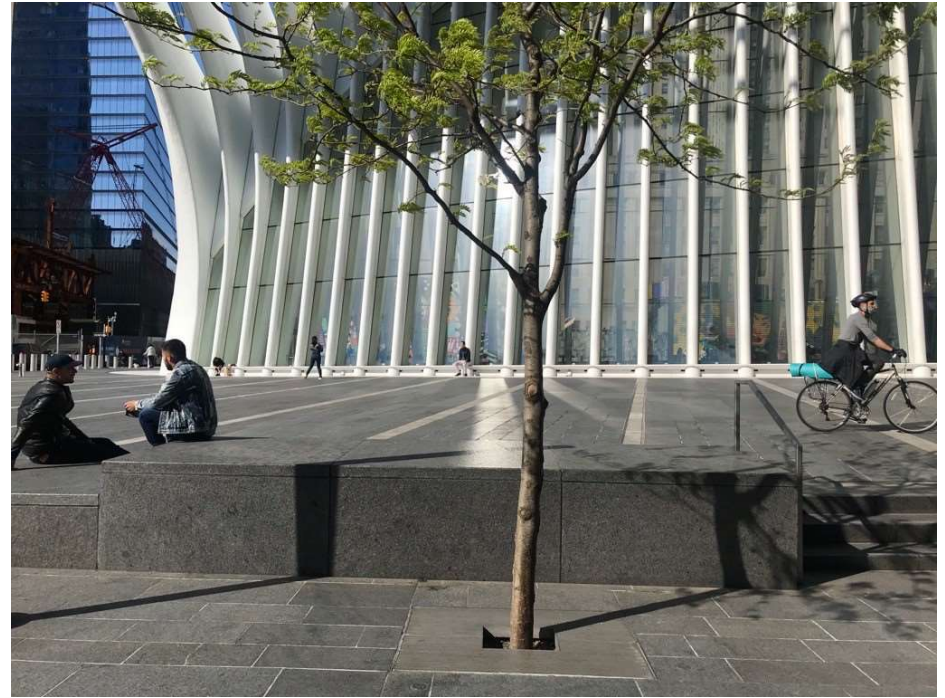
Stroget Area - Copenhagen/ Lausanne Station Square



# Improve the quality of the PUBLIC REALM throughout the district



Stock Exchange Area - NYC



World Trade Center - NYC



WXY | ESD - Empire Station Complex



## Improve the quality of the PUBLIC REALM throughout the district



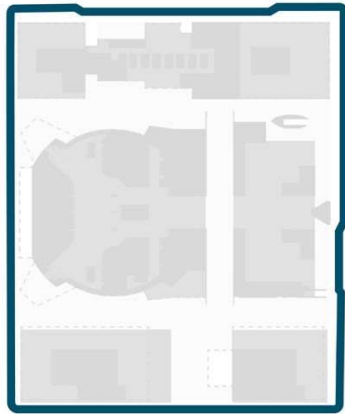
St Pancras / Kings Cross - London UK

## Mobility District

WXY | ESD - Empire Station Complex

# Improve the quality of the PUBLIC REALM throughout the district

## Public Space Network Characteristics



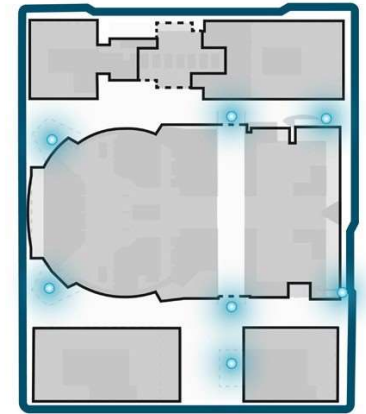
### Identity

Knowing where you are and where to go because it feels like a coherent experience



### Street Life

Seeing ways through at street level with choices to connect to transit below and programs above



### Visibility

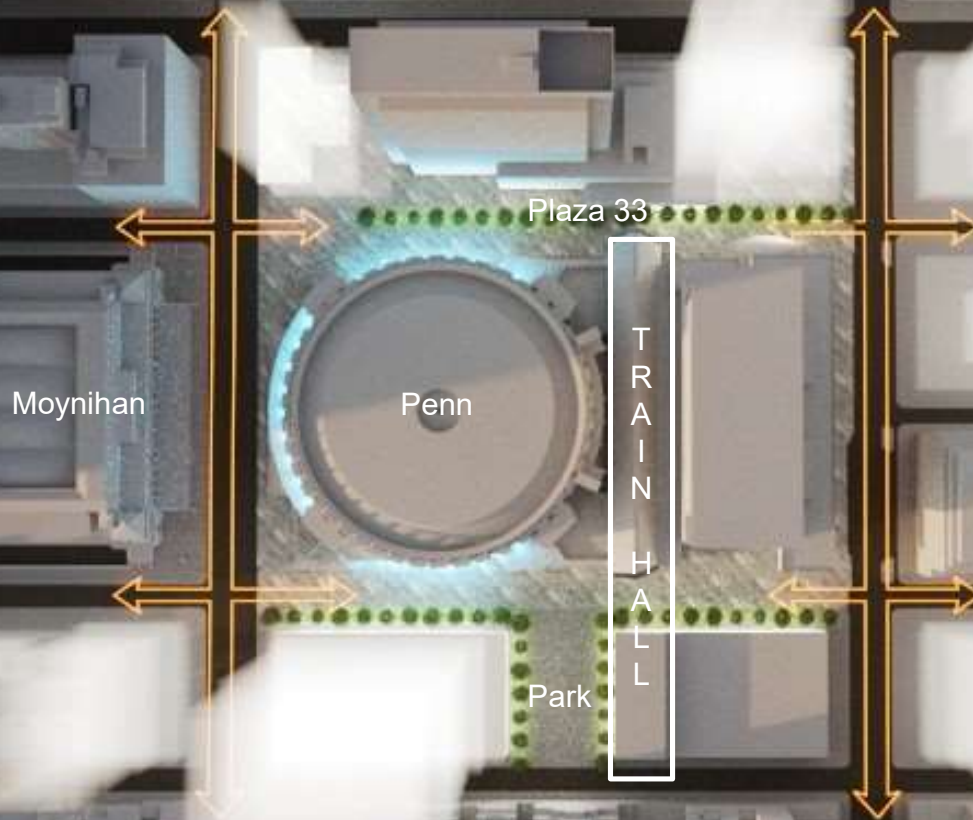
Improving the experience of the city and station through views, top light spaces, light and lighting.



## Improve the quality of the PUBLIC REALM throughout the district

### Mobility at the heart of the Empire Station Complex

- Connectedness
- Integration
- Visibility
- Coordination
- Evolution





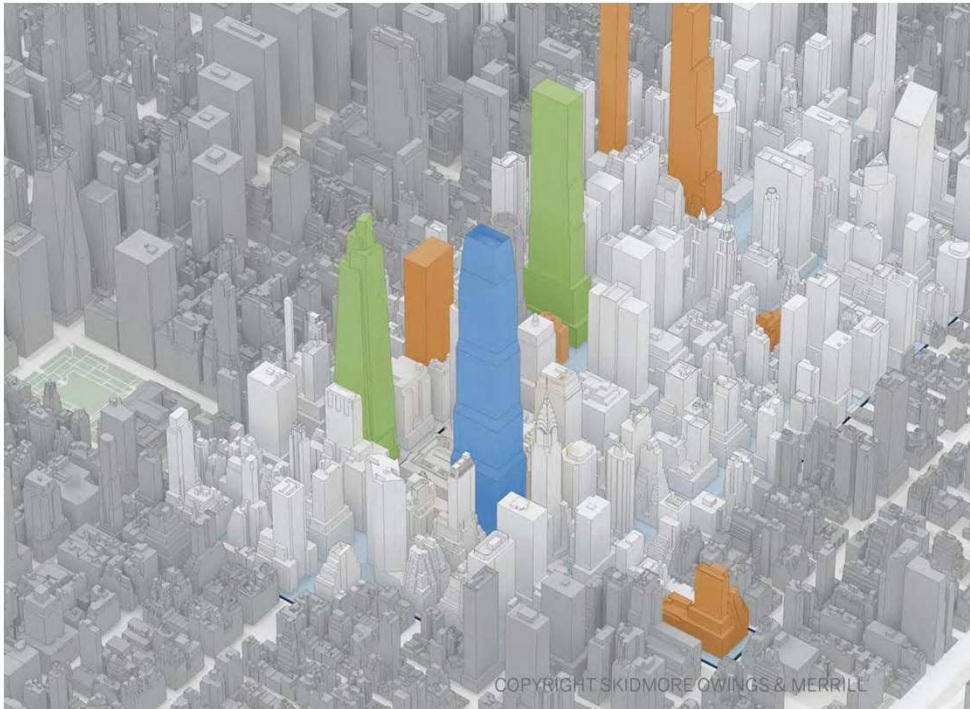
## Improve the quality of the PUBLIC REALM throughout the district





# Create world-class, high-density, transit-integrated DEVELOPMENT

Sustainable growth depends on concentrating density around transportation hubs...



**Grand Central Terminal**  
East Midtown, NYC



**Transbay Terminal**  
San Francisco, CA

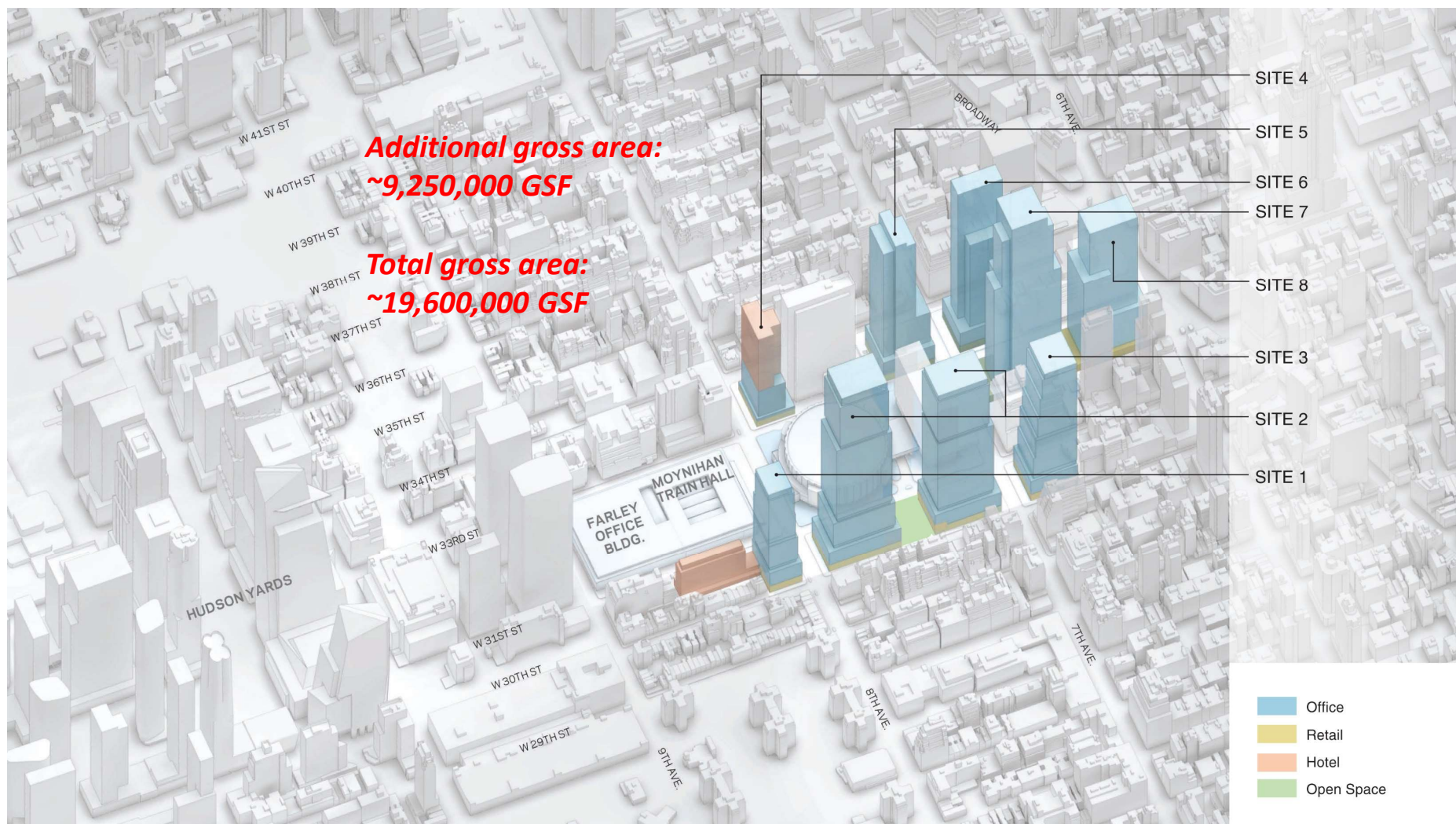
## Create world-class, high-density, transit-integrated DEVELOPMENT

...yet the ESC Project Area has:

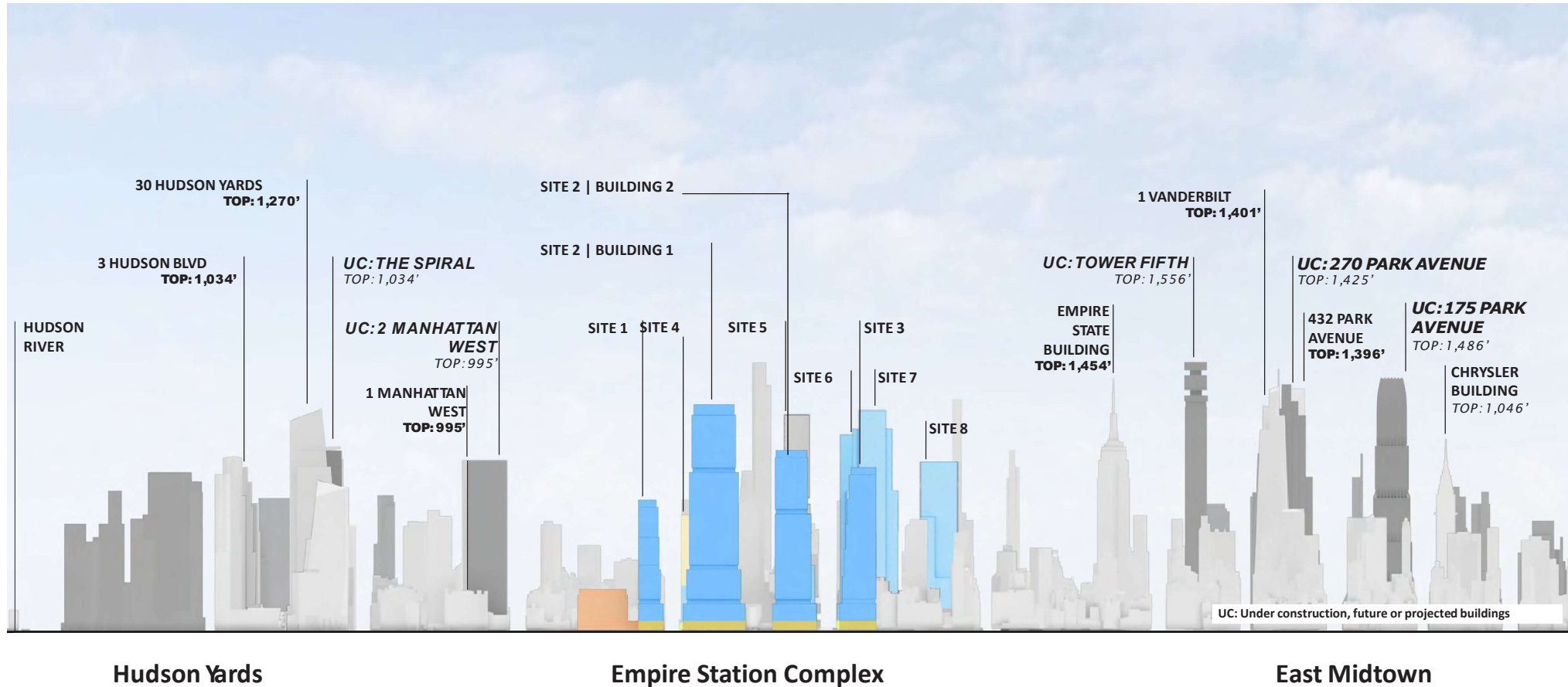
- Half the density of East Midtown
- No significant new buildings in 30 years
- Office buildings whose average age is 87 years – 50% higher than East Midtown's average and twice the Times Square average



# Create world-class, high-density, transit-integrated DEVELOPMENT



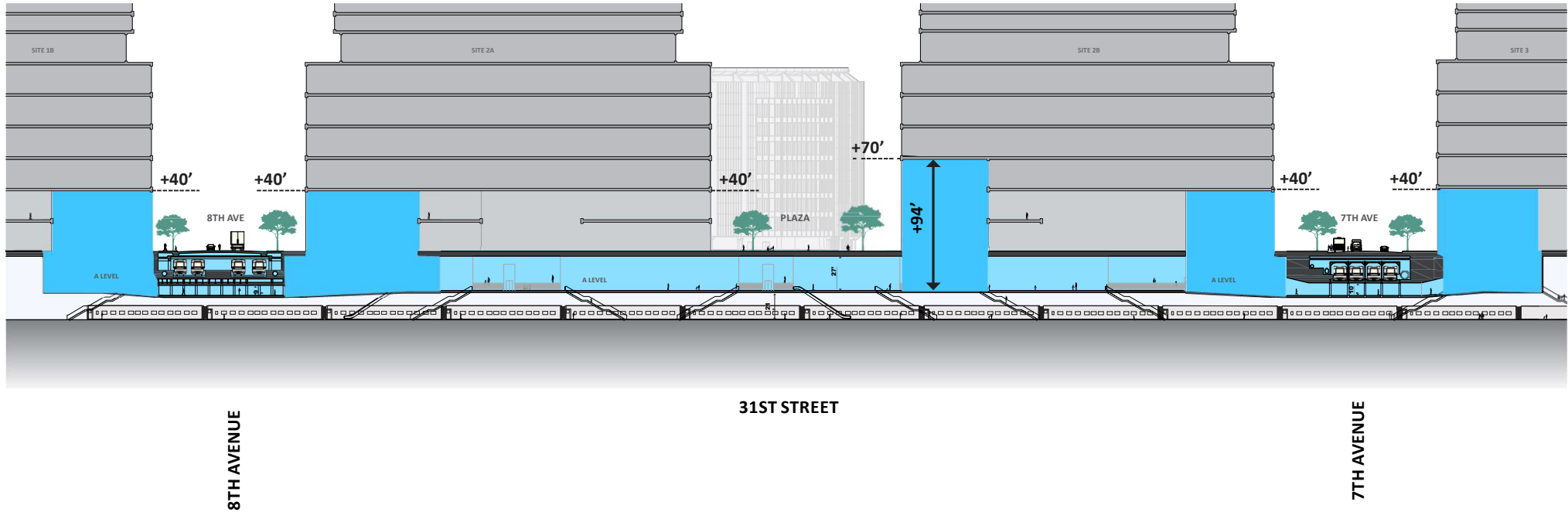
# Create world-class, high-density, transit-integrated DEVELOPMENT



Proposed growth in the ESC Project Area is consistent with recent Midtown rezonings.



# Create world-class, high-density, transit-integrated DEVELOPMENT



Design Guidelines will require significant transit entrances in all new buildings...



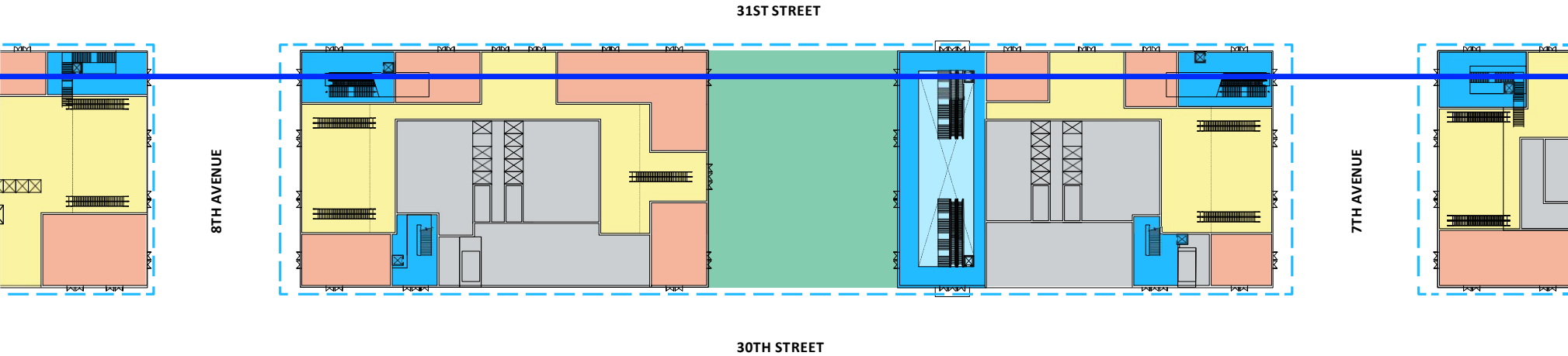
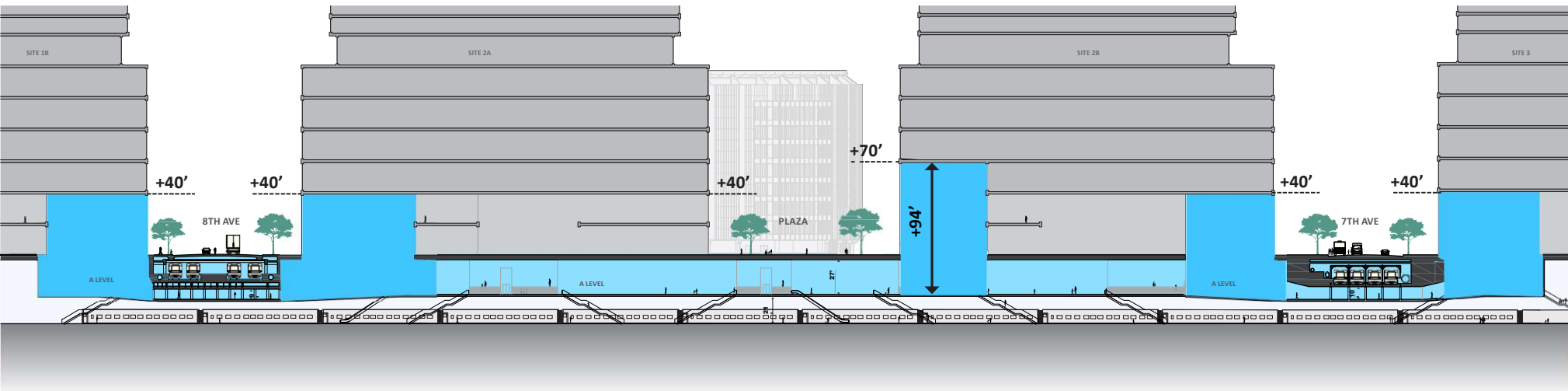
Transit



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# Create world-class, high-density, transit-integrated DEVELOPMENT

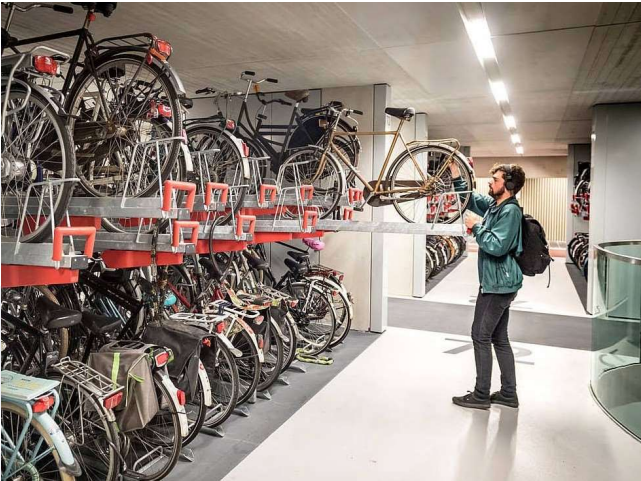


...and active, public uses on the ground floors.

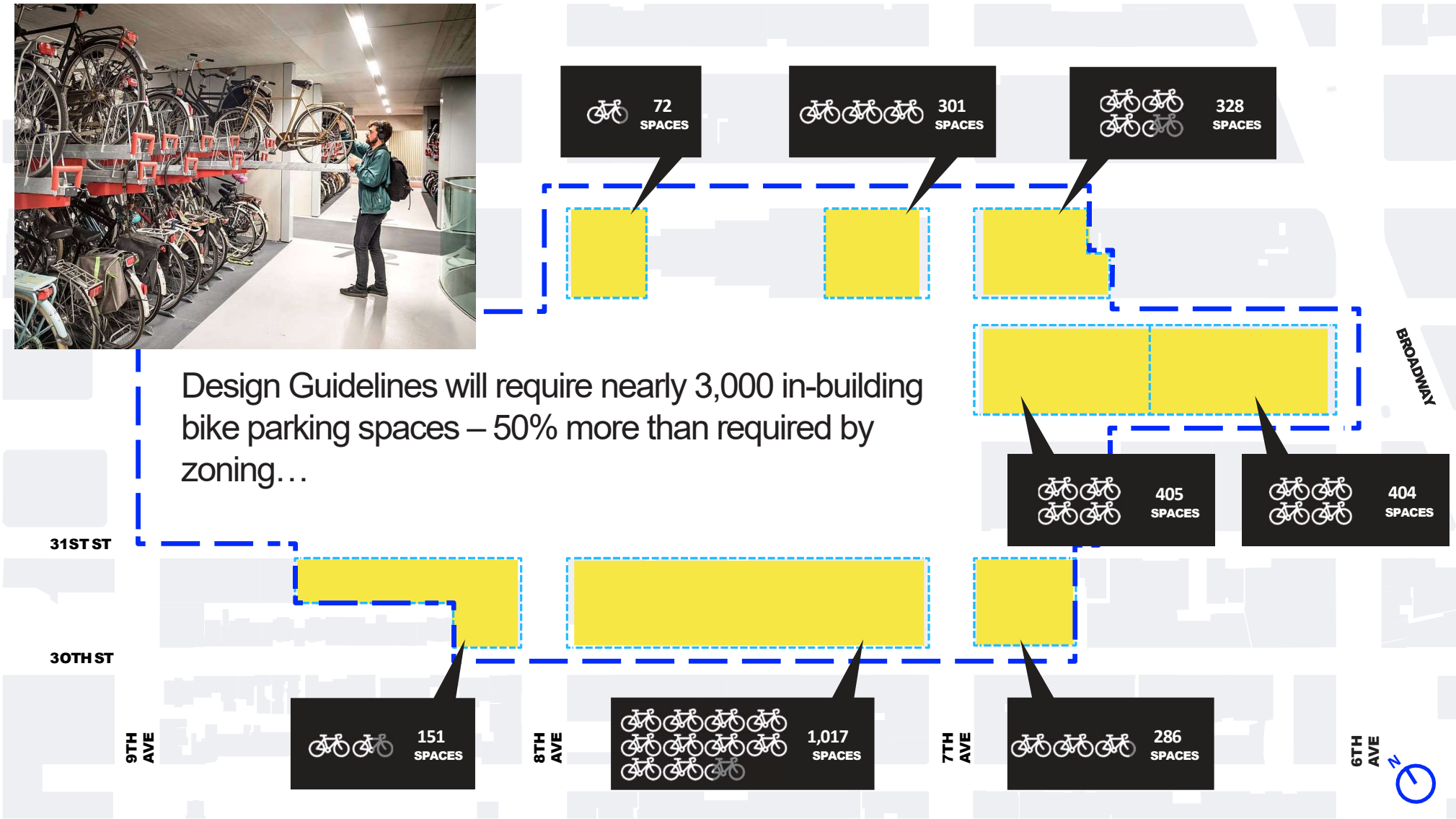
- Transit
- Lobby
- Retail/Community Facility
- Park
- Loading/BOH



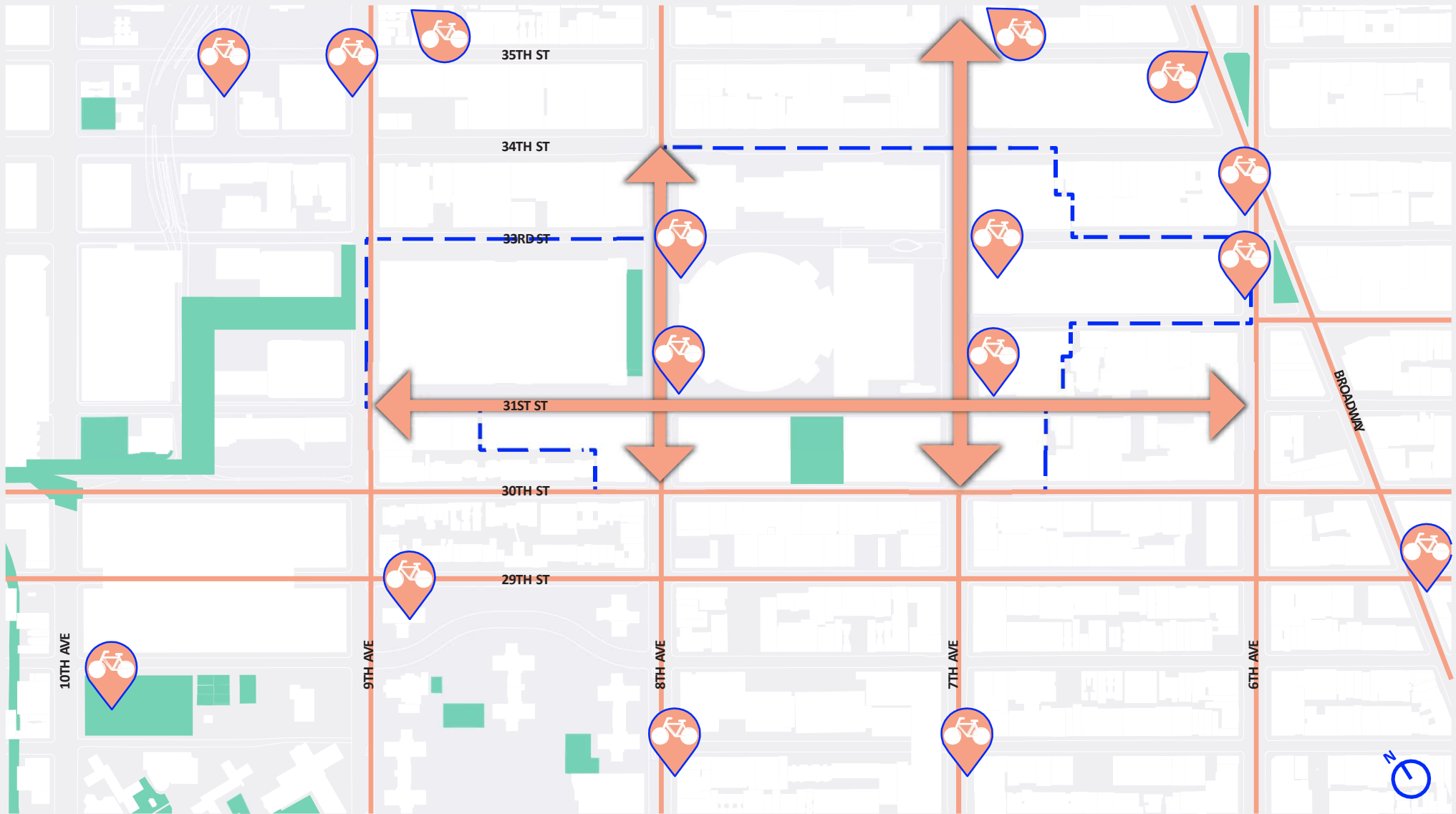
# Create world-class, high-density, transit-integrated DEVELOPMENT



Design Guidelines will require nearly 3,000 in-building bike parking spaces – 50% more than required by zoning...



## Create world-class, high-density, transit-integrated DEVELOPMENT



...supporting the enhanced bike network throughout the area.



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ESD Website:

<https://esd.ny.gov/empire-station-complex>

